

Courtesy Of Candace Taha and Tarick Taha Of Real Broker

## \$364,900 - 8315 157 Avenue, Edmonton

MLS® #E4431280

**\$364,900**

4 Bedroom, 2.50 Bathroom, 1,084 sqft  
Single Family on 0.00 Acres

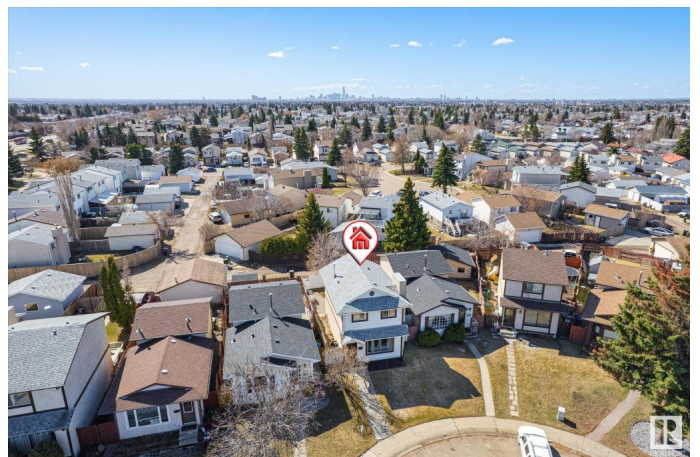
Belle Rive, Edmonton, AB

Nestled in Belle Rive, one of north Edmonton most desirable neighborhoods, this charming home is ideal for young families, downsizers, or anyone looking for comfort, convenience, and style. Step inside to discover a space that's been thoughtfully updated from top to bottom, including brand new laminate flooring, plush carpeting, a fully renovated kitchen, fresh paint throughout, and upgraded appliances. Major components like the roof, hot water tank, and furnace have also been recently updated. Upstairs, you'll find three bedrooms, including a spacious primary suite and 4pc bath. The basement offers even more flexibility with an additional bedroom and a 3pc ensuite, perfect for a growing teen, a guest space, or even a home office. The large backyard provides ample parking space, with room for an RV or multiple vehicles. Located in a quiet crescent within walking distance to parks, schools, and shopping, and just minutes from Anthony Henday via 97 or 66 Street, this home truly checks all the boxes.

Built in 1983

### Essential Information

MLS® #	E4431280
Price	\$364,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,084
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8315 157 Avenue
Area	Edmonton
Subdivision	Belle Rive
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2P9

### **Amenities**

Amenities	Off Street Parking, Closet Organizers, No Animal Home, No Smoking Home
Parking	RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby,

Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **School Information**

Elementary Florence Hallock  
Middle Florence Hallock  
High Queen Elizabeth

### **Additional Information**

Date Listed April 17th, 2025  
Days on Market 5  
Zoning Zone 28

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Listing information last updated on April 22nd, 2025 at 1:32am MDT